



2019R-03779

TRANSFER TAX NOT PAID

BOOK - PAGE

SAGADAHOC COUNTY MAINE

LYNN C MOORE, REGISTRAR

RECORDED ON

06/28/2019 10:25 AM

PAGES: 3

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT, HYDE SCHOOL, a corporation organized and existing under the laws of the State of Maine, with a place of business in Bath, in the County of Sagadahoc, and State of Maine, in consideration of one Dollar and other good and valuable consideration paid by the CITY OF BATH, a body corporate and politic, located at 55 Front Street, in Bath, in the County of Sagadahoc, and State of Maine, the receipt whereof it does hereby acknowledge, does hereby release, bargain, sell and convey, unto the said by CITY OF BATH, its successors and forever,

A perpetual easement over and across a parcel of land situated on the westerly side of High Street, in Bath, in the County of Sagadahoc and State of Maine, which is described as follows, to wit:

Beginning at a point on the North line of property of the Grantor and the South line of property of Wolf Neck Housing Assoc., more particularly described in Deed recorded in the Sagadahoc County Registry of Deeds in Book 605, Page 311, with further reference to Plan recorded in said Registry in Plan Book 19, Page 14, said line being Fifty-Three and Twenty-Six Hundredths Feet (53.26') by tie line South Sixty Degrees, Forty-Seven Minutes, Five Seconds East (S 60° 47' 05" E) from the southeasterly corner of a condominium building on the Wolf Neck Housing Assoc. property; thence running North Eighty-One Degrees, Forty Minutes, Forty Seconds East (N 81° 40' 40" E) a distance of Seven and Eight Tenths Feet (7.8'), more or less, to an iron pin and property of Ralph and Bonnie Page more particularly described in Deeds recorded in the Sagadahoc County Registry of Deeds in Book 876, Page 107, and Book 3146, Page 39; thence running South Seven Degrees, Eighteen Minutes, Fifty Seconds West (S 07° 18' 50" W) along land of Page a distance of Eleven and Two Tenths Feet (11.2'), more or less, to a point; thence running North Thirty-Two Degrees, Eighteen Minutes, Fifty-Five Second West (N 32° 18' 55" W) a distance of Eleven and Eight Tenths Feet (11.8'), more or less, to the point of beginning and being the northeasterly corner of land of the Grantor above-captioned.

Reference is made to a Exhibit A entitled "Proposed Access & Maintenance Easement, 616 High Street, Bath, Maine," prepared by Harty & Harty, dated Revision One February 11, 2013, attached hereto and incorporated herein by reference.

Said Easement is appurtenant to the parcel of land described in conveyance of Pine Tree Society for Crippled Children and Adults, Inc. to Hyde School, dated September 7, 1967, and recorded in the Sagadahoc County Registry of Deeds in Book 357, Page 707. Reference is also made to Plan recorded in Plan Book 18, Page 71.

The purpose of the within Easement is for the establishment and continued maintenance, repair and replacement of sewer and/or stormwater drainage systems. The City of Bath warrants that in the original laying of any pipe, and any replacement, repair or maintenance thereof, any ground disturbed will be returned as nearly as possible to its natural state. The within Easement includes the right of entry on and to said premises by men and machines as is necessary and appropriate for the purpose of said laying, replacement, repair and maintenance.

TO HAVE AND TO HOLD, the same, together with all the privileges and

appurtenances thereunto belonging, to the said CITY OF BATH, its successors and assigns.

IN WITNESS WHEREOF, HYDE SCHOOL has caused this instrument to be signed in its corporate name and sealed with its corporate seal by Sarah Clifford its Secretary duly authorized this 18 day of June, 2019.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

HYDE SCHOOL

[Signature]
By: Sarah Clifford
Its: Chief Financial Officer

STATE OF MAINE
SAGADAHOC, SS.

June 18, 2019

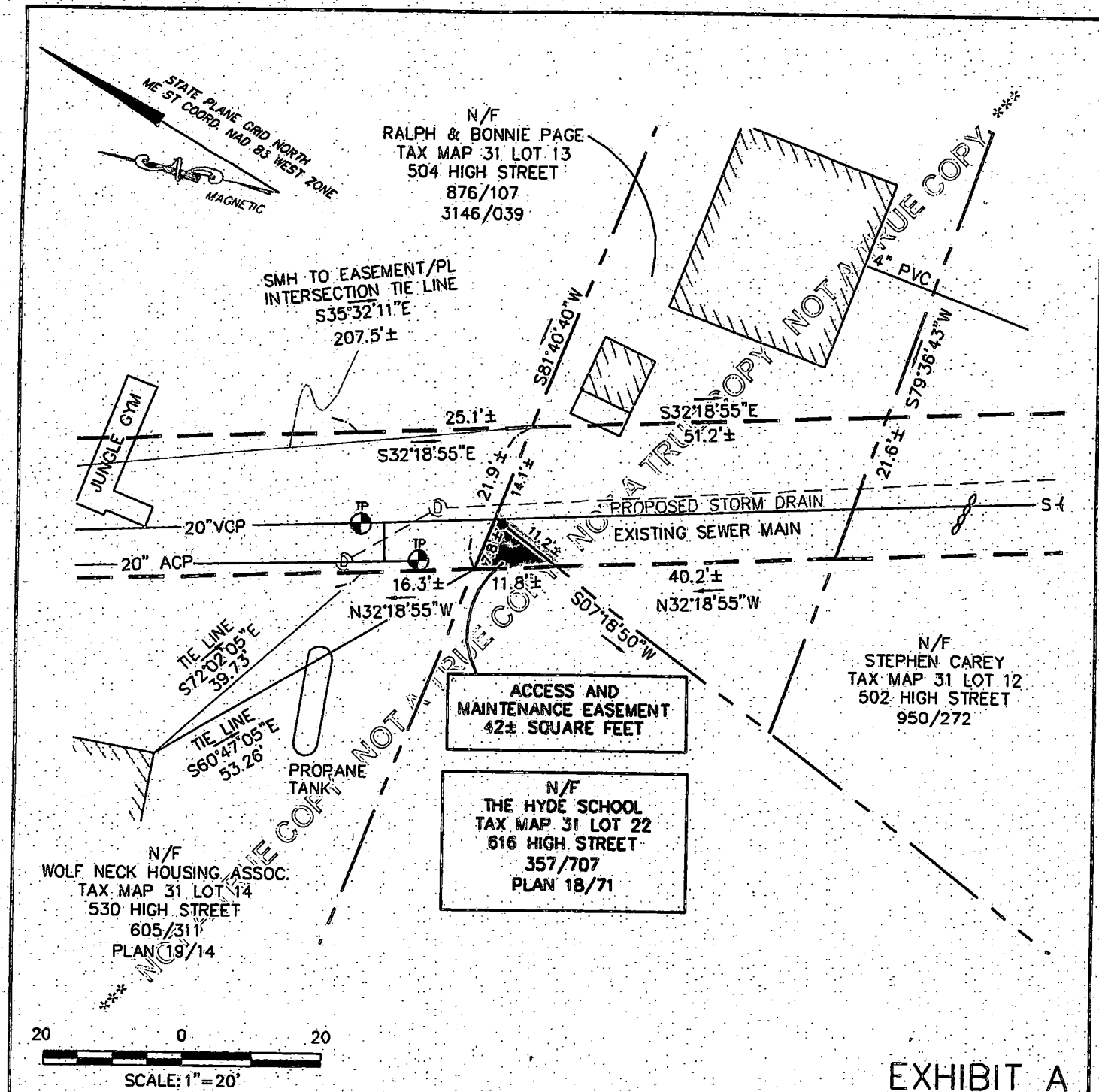
Personally appeared the above named Sarah Clifford, CFO, of HYDE SCHOOL, and acknowledged the above instrument to be his/her free act and deed in his/her said capacity and the free act and deed of the said corporation.

Before me,

[Signature]
Notary Public/Attorney At Law
Commission Expires:

BRIANNA L. KOEHLING
NOTARY PUBLIC
State of Maine
My Commission Expires
January 25, 2024





PROPOSED ACCESS & MAINTENANCE EASEMENT

616 HIGH STREET, BATH, MAINE

FOR: THE CITY OF BATH

FROM: HYDE SCHOOL

PROPERTY DATA: TAX MAP 31 LOT 22
S.C.R.D. BK/PG 357/707
S.C.R.D. PLAN BK/PG 18/71

DATE: REVISION ONE FEBRUARY 11, 2013

Harty & Harty

Professional Land Surveyors

540 Bay Rd.
Bowdoinham, Maine 04008
Phone/FAX 207-729-4571

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